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Report on Proposed Inclusion of Lands of the Central Santa Clara Valley Water Conservation District in the Santa Clara Valley Water Conservation District

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Engineer's Report

FEBRUARY 2, 1954

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REPORT ON PROPOSED INCLUSION OF LANDS OF THE 'RAL SANTA CLARA VALLEY WATER CONSERVATION DISTRICT HE SANTA CLARA VALLEY WATER CONSERVATION DISTRICT

Central Santa Clara Valley Water Conservation District, through its Directors, has entered into an agreement with the Santa Clara Valley Conservation District for the annexation of the Central District to the ara District if approved by the voters of said District.

agreement further provides that the Central District shall vote bonds mount of $72,724.98, the bonds upon annexation, to be delivered to the lara District in payment of the pro rata share of the retired bonds of a Clara District.

third provision in the agreement, the Central District will vote upon of $10,000 in bonds the proceeds of which are to be used for the of 10 acres of land, more or less, on which percolating beds are to be ed for the replenishment of ground water by percolating water from Creek.

Santa Clara District agrees within a reasonable time after the purchase and for percolating beds to "construct and lay a good and sufficient of open canal and enclosed pipe for the transportation of water from n Dam to the settling basin at the cost and expense of the entire dis- er merger and thereafter to maintain, at all times through said conduit able flow of water proportionate to the needs of the entire district."

Santa Clara District also agrees to release all water down Coyote hich the creek and Coyote percolating ponds will absorb, and further to widen and scarify the present Coyote Creek at the westerly end of n Dam, and construct a series of check dams along said Coyote Creek n a maximum percolation of water into the underground strata."

effect of the operation of this agreement, in the event the Central votes for annexation, may be summarized as follows:

The consolidation of the two districts will enable the area within the District to receive its pro rata of water available for the entire district remove all controversy concerning the storage and release of water reservoirs on Coyote Creek. Since Coyote Creek is the most import- ce of water in the Santa Clara Valley and since the supply is close to ily available to the lands of the Central District, the greatest possible from that stream can be realized. The release of water through the annel (to the extent of its absorbing capacity) instead of through the impervious channel of the Coyote Canal will result in more percolation ground water underlying lands in the Central District.

The agreement to take Coyote Creek water to the 10-acre percolating be purchased by the Central District will replenish ground water under immediately east and southeast of Morgan Hill. This area is remote channel of Coyote Creek and the development will be of substantial The Board of Directors of the Central District have taken an option acres of land just south of the junction of Elm Avenue and East Main 1¾ miles east of Morgan Hill, in an area which seems as favorable or ground water percolation.

To test the character of the underground strata, as affects rate of absorption and storage of ground water, four test wells were drilled in this 10-acre tract. The drillers' log of these four test holes is attached. The logs look favorable for rapid absorption of water. It is not possible to estimate the rate of absorption, that can best be done by an actual field test, but this is the most favorable looking tract I have seen in this vicinity. By surface spreading and thorough percolating channels, with percolating wells extending down into the underlying gravel, there is every assurance of success in the effort to sink water to the underlying strata.

(3) The effect of the completion of the intention of the agreement between the two districts will be to increase the cost of taxation to the lands of the Central District. At present the maximum tax rate is 25 cents per $100 of valuation of the land without improvements for any district, such as the Central District, which has no bonds outstanding. This limit of taxation has been recently raised from 15 cents. The present rate for the Santa Clara District (which has bonds outstanding and is therefore permitted to exceed the 25-cent limit) is 86.6 cents per $100 assessed value and there seems no reason to expect any change in this rate.

If the Central District is annexed to the Santa Clara District and the two bond issues are approved, the lands in the Central District will be subject to the same tax rate as the lands in the Santa Clara District and, in addition, will be taxed to pay interest and retirement upon the two bond issues of $72,724.98 and $10,000.

The first issue of $72,724.98 represents the District's pro rata share of bonds already retired by the Santa Clara District. This sum was computed in the following manner:

Assessed value—Santa Clara District	$83,306,390
Assessed value—Central District	1,779,550
Assessed value—Combined	$85,085,940

The Central District's value is 2.091% of the total.

At the time of the proposed consolidation the amount of bonds retired will be $3,478,000; the share of the Central District will then be 2.091% of $3,478,000 or $72,724.98.

The cost of this indebtedness to the Central District based upon 25-year bonds bearing 4% interest will be 33 cents per $100 valuation at a maximum, reducing each year.

The proposed bond issue of $10,000 for purchase of the percolating area will be retired by taxes on the lands of the Central District over a ten-year period. The annual cost of this issue will be about 8 cents per $100 of valuation, reducing each year.

These sums seem to be within the ability of the landowners to pay.

Both bond issues are for purposes for which the Central District exists and neither the amount to be paid to the Santa Clara District nor the cost of the percolating area can be paid for out of the regular annual revenue of the Central District.

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The Central District lies in the Santa Clara Valley, fifteen to twenty miles south of San Jose, a growing community where agricultural practices have long been profitable. The region has fertile soil, well-established agriculture. Prunes have been the basis of the cash crops for the area but many other crops can be grown and are being grown with profit. At the present time srtawberries are becoming important.

Land values have doubled or trebled in the period since World War II and with the extension of industries in the county and the demand for homes increasing rapidly the value of lands will continue to increase.

The region has an annual rainfall which in some years is deficient for many crops. Irrigation from ground water has maintained the farms but there is a deficiency of ground water evidenced by the falling water table. This agreement will enable the District to make the fullest use of the water in Coyote Creek. Dams to store the waters of that stream have already been built by the Santa Clara District to the extent of 100,000 acre feet and the joining of the lands of the Central District to the Santa Clara District will enable the Cenral District to receive its share of this valuable water.

In my opinion the plan proposed is the best which can be devised and should be favorably recommended to the voters of the District.

Dated: February 2, 1954.

THOS. H. MEANS

FRED W. PORTER & SONS
Well Drilling Supplies

Rt. 3, Box 384-A
San Jose, Calif.

TO CENTRAL WATER CONSERVATION DIST.
Morgan Hill

HOLE No. 1

0— 3 Topsoil
3—15 gravel & boulders
15—45 gravel — course
45—65 sand & gravel
65—75 clay & gravel
75—85 gravel — course

HOLE No. 2

0—30 gravel & boulders
30—50 sand & gravel
50—60 clay & gravel
60—80 gravel — course

HOLE No. 3

0— 2 Topsoil
2—30 gravel & boulders
30—45 sand & gravel
45—55 clay & gravel
55—70 gravel & boulders
70—80 sand & gravel

HOLE No. 4

0— 3 Topsoil
3—15 clay & gravel
15—55 sand & gravel
55—65 clay & gravel
65—80 gravel — course

Water strata at 60'

Water stands at 55'